

# **PLANNING COMMISSION OF MONTEREY PARK AGENDA**

**REGULAR MEETING  
Monterey Park City Hall Council Chambers  
320 West Newmark Avenue**

**Tuesday  
June 26, 2018  
7:00 PM**

## **MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Documents related to an Agenda item are available to the public in the Community and Economic Development Department – Planning Division located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at [www.montereypark.ca.gov](http://www.montereypark.ca.gov).

## **PUBLIC COMMENTS ON AGENDA ITEMS**

You may speak up to 5 minutes on Agenda item. You may combine up to 2 minutes of time with another person's speaking. No person may speak more than a total of 10 minutes. The Board Chair and Board Members may change the amount of time allowed for speakers.

Per the Americans with Disabilities Act, if you need special assistance to participate in this meeting please call City Hall at (626) 307-1359 for reasonable accommodation at least 24 hours before a meeting. Council Chambers are wheelchair accessible.

### **CALL TO ORDER**

Chairperson

### **FLAG SALUTE**

Chairperson

### **ROLL CALL**

Delario Robinson, Theresa Amador, Ricky Choi, Eric Brossy De Dios, and Margaret Leung

## **AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**PUBLIC COMMUNICATIONS.** While all comments are welcome, the Brown Act does not allow the Commission to take action on any item not on the agenda. The Commission may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the Commission's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

**[1.] PRESENTATIONS - None**

**[2.] CONSENT CALENDAR**

**[3.] PUBLIC HEARING**

**3-A TENTATIVE MAP NO. 71473 (TM-17-01) TO ALLOW FOR THE SUBDIVISION OF ONE LOT INTO FOUR LOTS IN THE R-1 (LOW DENSITY RESIDENTIAL) ZONE – SOUTHEAST CORNER OF SOUTH ORANGE AVENUE AND PEPPER STREET**

It is recommended that the Planning Commission:

- (1) Open the public hearing;
- (2) Receive documentary and testimonial evidence;
- (3) Close the public hearing;
- (4) Adopt the attached Resolution approving Tentative Map No. 71473 (TM-17-01), subject to conditions contained therein; and
- (5) Take such additional, related, action that may be desirable.

California Environmental Quality Act (CEQA):

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the subdivision of one lot into four lots for the construction of four new single-family dwelling units. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan Land Use Element. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

**[4.] OLD BUSINESS - None**

**[5.] NEW BUSINESS - None**

**[6.] COMMISSION COMMUNICATIONS AND MATTERS**

**[7.] STAFF COMMUNICATIONS AND MATTERS**

**ADJOURN**

Next regular scheduled meeting on July 10, 2018.

APPROVED BY:

MICHAEL A. HUNTLEY	
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## Planning Commission Staff Report

**DATE:** June 26, 2018

**AGENDA ITEM NO:** 3-A

**TO:** The Planning Commission  
**FROM:** Michael A. Huntley, Community and Economic Development Director  
**SUBJECT:** A Public Hearing to consider Tentative Map No. 71473 (TM-17-01) to subdivide one lot into four lots – Southeast Corner of South Orange Avenue and Pepper Street (Assessor's Parcel Number: 5276-008-045).

### **RECOMMENDATION:**

It is recommended that the Planning Commission consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Adopting the Resolution approving Tentative Map No. 71473 (TM-17-01) subject to conditions of approval; and
- (5) Taking such additional, related, action that may be desirable.

### **CEQA (California Environmental Quality Act)**

The Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects) in that the project consists of the subdivision of one lot into four lots for the construction of four new single-family dwelling units. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan Land Use Element. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services.

### **EXECUTIVE SUMMARY:**

The applicant, Paul Cheung of Goldstar Development, seeks a Tentative Map to subdivide one lot into four lots at the southeast corner of South Orange Avenue and Pepper Street ("Project Site").

The proposed project meets the City's zoning regulations and development standards. The Low Density Residential land use allows traditional single-family homes, with one dwelling unit permitted per legal lot. Residences in this category consist generally of single-family detached houses with private yards. The subject property is a hillside lot that is currently vacant. The existing developments on Pepper Street and Orange Avenue include one and two-story, single-family dwellings with attached garages all of which were constructed in the 1960s.

#### Property Description

The project site is located on the southeast corner of South Orange Avenue and Pepper Street. The property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan. The properties to the north, south, and east of the project site are R-1 zoned lots, and west is South Orange Avenue and the Garvey Reservoir. The project site is irregular shaped, sloped, and has a frontage of approximately 233.12 feet on Pepper Street and 148.96 feet on Orange Street, with a total lot area of 41,080 square feet (0.94 acres) in size.

#### Project Description

The subject property is currently vacant. The proposed subdivision is to divide the existing lot into four lots. Lot 1 will be 6,181 square feet, Lot 2 will be 7,116 square feet, Lot 3 will be 17,274 square feet, and Lot 4 will be 13,054 square feet. According to Monterey Park Municipal Code (MPMC) § 21.08.080, the minimum lot area required for an R-1 zoned lot is 6,000 square feet and the minimum lot width is 50 feet. All four lots will exceed these minimum requirements. A 40 feet wide easement for the Metropolitan Water District runs through Lot 4. The Metropolitan Water District has reviewed the proposed project and found the plans to be acceptable and did not express any concerns therewith.

Following the proposed subdivision, all four lots will comply with the R-1 development standards. The floor area ratio for Lots 1 and 2 will be 40 percent of the lot size, which is the maximum allowed in the R-1 zone for a lot between 6,000 to 10,000 square feet in lot area. The floor area ratio for Lots 3 and 4 will be 35 percent of the lot size, which is the maximum allowed in the R-1 zone for a lot greater than 10,000 square feet in lot area. All four units will be two-stories and will range in size from 2,472 square feet to 2,997 square feet.

The dwelling units will have a front setback of 25 feet and a rear setback that will exceed the minimum 25 feet requirement; the side setbacks will meet the 5 feet minimum requirement for the first story and 10 feet for the second story. The dwelling unit on Lot 2 will have a 15 feet front setback, which is an allowed encroachment per MPMC § 21.08.080(C) for a garage with entrance at right angle to the street/turn-in driveway. According to MPMC § 21.22.050, a single-family dwelling with 4 or fewer bedrooms must have two enclosed garage spaces. All four dwelling units will have attached 2-car garages.

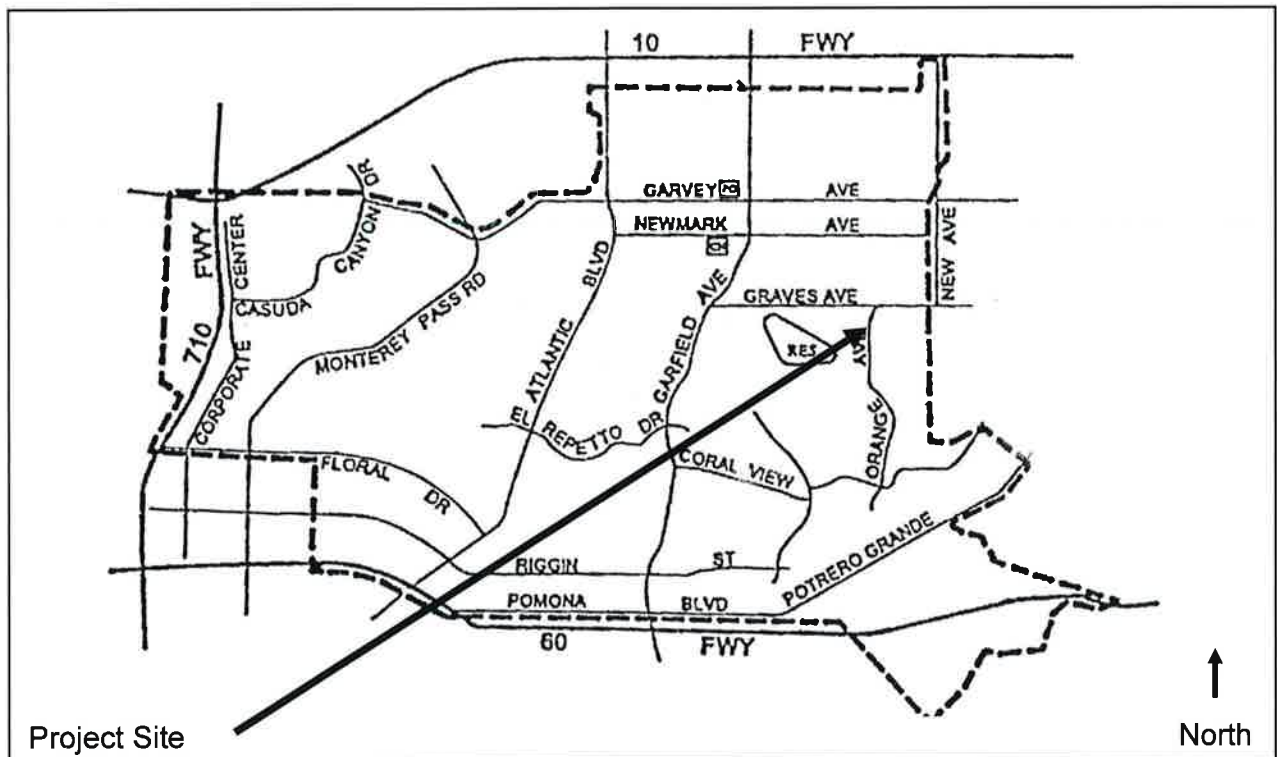
### Ballot Measures

There are no voter approved ballot measures that affect single-family subdivisions.

### Legal Notification

The legal notice of this hearing was posted at the subject site, City Hall, Monterey Park Bruggemeyer Library, and Langley Center on **May 25, 2018** and published in the Wave on **May 31, 2018**, with affidavits of posting on file. The legal notice of this hearing was mailed to **43** property owners within a 300 feet radius and current tenants of the property concerned on **May 25, 2018**.

### Vicinity Map





Aerial Map



**ALTERNATIVE COMMISSION CONSIDERATIONS:**

None.

**FISCAL IMPACT:**

There may be an increase in sales tax revenue and business license tax revenue. Calculations of the exact amount would be speculative.


Respectfully submitted,

  
Michael A. Huntley  
Community and Economic  
Development Director

| Prepared by:

  
Samantha Tewasart  
Senior Planner

Reviewed by:

  
Natalie C. Karpeles  
Deputy City Attorney

Attachments:

Attachment 1: Draft Resolution

Attachment 2: Tentative Map 71473

Attachment 3: The Metropolitan Water District of Southern California Letter dated  
September 29, 2017

**ATTACHMENT 1**  
**Draft Resolution**



## RESOLUTION NO.

### **A RESOLUTION APPROVING TENTATIVE MAP NO. 71473 (TM-17-01) TO SUBDIVIDE ONE LOT INTO FOUR LOTS AT THE SOUTHEAST CORNER OF SOUTH ORANGE AVENUE AND PEPPER STREET (ASSESSOR'S PARCEL NUMBER: 5276-008-045)**

The Planning Commission of the City of Monterey Park does resolve as follows:

#### **SECTION 1:** The Planning Commission finds and declares that:

- A. On August 16, 2017, Paul Cheung of Goldstar Development, submitted an application pursuant to Title 20 of the Monterey Park Municipal Code ("MPMC") requesting approval of Tentative Map No. 71473 (TM-17-01) to subdivide one lot into four lots at southeast corner of South Orange Avenue and Pepper Street ("Project");
- B. The proposed Project was reviewed by the Community and Economic Development Director for, in part, consistency with the General Plan and conformity with the MPMC;
- C. In addition, the City reviewed the Project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines");
- D. The Community and Economic Development Department completed its review and scheduled a public hearing regarding the proposed Project, before the Planning Commission for June 26, 2018. Notice of the public hearing on the proposed Project was posted and mailed as required by the MPMC;
- E. On June 26, 2018, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the proposed Project including, without limitation, information provided to the Planning Commission by City staff and public testimony, and representatives of the Applicant; and
- F. This Resolution and its findings are made based upon the testimony and evidence presented to the Commission at its June 26, 2018 hearing including, without limitation, the staff report submitted by the Community and Economic Development Department.

#### **SECTION 2:** *Factual Findings and Conclusions.* The Planning Commission finds that the following facts exist and makes the following conclusions:

- A. The project consists of the division of property in an urbanized area zoned for residential use into four or fewer parcels. The Applicant seeks to divide one lot into four lots;
- B. The project site is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan. The Low-Density Land Use category

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allows for traditional single-family homes, with one dwelling allowed per lot. Residences in this category consist generally of single-family, detached houses with private yards. The proposed subdivision would allow for the development of four new single-family dwelling units. The proposed project is less than the maximum density (0 to 8 dwelling units per acre) for this site;

- C. The project site is located on the southeast corner of South Orange Avenue and Pepper Street (a local street with a 60-foot right-of-way). The site is bordered by residentially developed lots to the north, south, east and west. The properties to the north, south, and east of the project site are R-1 zoned lots, and west is South Orange Avenue and the Garvey Reservoir;
- D. The project site is irregular shaped, sloped, and has a frontage of approximately 233.12 feet on Pepper Street and 148.96 feet on Orange Street, with a total lot area of 41,080 square feet (0.94 acres) in size. The subject property is currently vacant. The proposed subdivision is to divide the existing lot into four lots. Lot 1 will be 6,181 square feet, Lot 2 will be 7,116 square feet, Lot 3 will be 17,274 square feet, and Lot 4 will be 13,054 square feet. While a 40-foot wide easement for the Metropolitan Water District runs through Lot 4, the Metropolitan Water District has reviewed the proposed project and finds the plans to be acceptable;
- E. The division is in conformance with the General Plan and zoning in that the subject property is zoned R-1 (Single-Family Residential) and designated Low Density Residential in the General Plan Land Use Element. There is no specific plan adopted for this area. The design of the subdivision will not require a school site dedication, land reservations for public use, or soil report.
- F. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- G. The project site has no value as habitat for endangered, rare or threatened species in that the property is already developed with older residential dwelling units that will be demolished as part of the proposed project. Additionally, there are no rare plants, wild animals or cultural, historical or scenic aspects within the surrounding area.
- H. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality in that the project is an in-fill project in an existing developed and urban area.
- I. The site can be adequately served by all required utilities and public services in that the City provides the utilities and public services. There are no public easements for access within the proposed development;

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- J. The proposed subdivision will be created according to all City, State, and Federal regulations and specifications.

SECTION 3: *Environmental Assessment.* Because of the facts identified in Section 2 of this Resolution, the Project is categorically exempt from additional environmental review pursuant to CEQA Guidelines § 15332 as a Class 32 categorical exemption (In-Fill Development Projects).

SECTION 4: *Tentative Map Findings.* The Commission finds as follows pursuant to Government Code § 66474 and MPMC Title 20:

- A. The proposed tentative map is consistent with the general plan, as required by Government Code § 66473.5. The size of the property is 41,080 square feet (0.94 acres). The proposed subdivision is to divide the existing lot into four lots. Lot 1 will be 6,181 square feet, Lot 2 will be 7,116 square feet, Lot 3 will be 17,274 square feet, and Lot 4 will be 13,054 square feet. The proposed project is less than the maximum density (0 to 8 dwelling units per acre) for this site. Additionally, the property is located on the southeast corner of the South Orange Avenue and Pepper Street, a local street with a 60-foot right-of-way, which is adequate in size and capacity to accommodate the anticipated traffic that will be generated by the subdivision. There is no specific plan adopted for this area.
- B. The design or improvement of the proposed subdivision is consistent with the general plan. The General Plan designation is Low Density Residential. The proposed subdivision is located in the City's R-1 residential zone and is bordered by residentially developed lots to the north, south, east, and west. The proposed subdivision would allow for the development of four new single-family dwelling units.
- C. The site is physically suitable for the type of development and the proposed density of the project. The size of the property is 41,080 square feet (0.94 acres). The proposed subdivision is to divide the existing lot into four lots. Lot 1 will be 6,181 square feet, Lot 2 will be 7,116 square feet, Lot 3 will be 17,274 square feet, and Lot 4 will be 13,054 square feet. The proposed project is less than the maximum density (0 to 8 dwelling units per acre) for this site. According to Monterey Park Municipal Code (MPMC) § 21.08.080, the minimum lot area required for an R-1 zoned lot is 6,000 square feet and the minimum lot width is 50 feet. All four lots will exceed these minimum requirements.
- D. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The subject property is bordered by residentially developed lots to the north, south, east, and west. There are no rare plants, wild animals or cultural, historical or scenic aspects within the surrounding area.

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- E. The design of the subdivision is not likely to cause serious public health problems. The proposed subdivision will not cause any public health problems in that the subdivision will be created according to all City, State, and Federal regulations and specifications.
- F. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. There are no public easements for access within the proposed development. The design of the subdivision will not require a school site dedication, land reservations for public use, or soil report. A 40 feet wide easement for the Metropolitan Water District runs through Lot 4. The Metropolitan Water District has reviewed the proposed project and found that plans be acceptable and did not express any concerns.

SECTION 5: Approval. Subject to the conditions listed on the attached Exhibit "A," which are incorporated into this Resolution by reference, the Planning Commission approves Tentative Map No. 71473 (TM-17-01).

SECTION 6: Reliance on Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the Planning Commission in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: Limitations. The Planning Commission's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the Planning Commission's lack of knowledge of future events. In all instances, best efforts have been made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: A copy of this Resolution will be mailed to the applicant, Paul Cheung of Goldstar Development, and to any other person requesting a copy.

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SECTION 11: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal will constitute a waiver of any right of appeal.

SECTION 12: Except as provided in Section 11, this Resolution is the Planning Commission's final decision and will become effective immediately upon adoption.

**ADOPTED AND APPROVED** this 26<sup>th</sup> day of June 2018.

\_\_\_\_\_  
Chairperson Delario Robinson

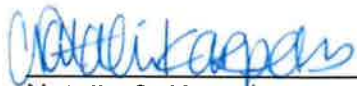
I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Monterey Park at the regular meeting held on the 26<sup>th</sup> day of June 2018, by the following vote of the Planning Commission:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

\_\_\_\_\_  
Michael A. Huntley, Secretary

APPROVED AS TO FORM:  
Mark D. Hensley, City Attorney

By:



\_\_\_\_\_  
Natalie C. Karpeles,  
Deputy City Attorney

## **PLANNING COMMISSION RESOLUTION NO.**

### **Exhibit A**

#### **CONDITIONS OF APPROVAL**

#### **SOUTHEAST CORNER OF SOUTH ORANGE AVENUE AND PEPPER STREET (ASSESSOR'S PARCEL NUMBER: 5276-008-045)**

In addition to all applicable provisions of the Monterey Park Municipal Code ("MPMC"), Paul Cheung agrees that he will comply with the following conditions for approval of Tentative Map No. 71473 (TM-17-01) ("Project Conditions").

#### **PLANNING:**

1. Paul Cheung (the "Applicant"), agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of TM-17-01 except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of TM-17-01, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Monterey Park's elected officials, appointed officials, officers, and employees.
2. This approval is for the project as shown on the plans reviewed and approved by the Planning Commission and on file. Before the City issues a building permit, the Applicant must submit plans, showing that the project substantially complies with the plans and conditions of approval on file with the Planning and Building and Safety Divisions. Any subsequent modification must be referred to the Director of Community and Economic Development for a determination regarding the need for Planning Commission review and approval of the proposed modification.
3. The Tentative Map No. 71473 (TM-17-01) expires twenty-four months after its approval if the use has not commenced or if improvements are required, but construction has not commenced under a valid building permit. A total of three, one year, extensions may be granted by the Planning Commission upon finding of good cause. An application requesting an extension must be filed with the Community and Economic Development Department before the expiration date.
4. All conditions of approval must be listed on the plans submitted for plan check and on the plans for which a building permit is issued.
5. Before building permits are issued, the applicant must obtain all the necessary approvals, licenses and permits and pay all the appropriate fees as required by the City.



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6. The real property subject to TM-17-01 must remain well-maintained and free of graffiti. Any graffiti must be removed within 24 hours after discovery.
7. Landscaping/irrigation must be maintained in good condition at all times.
8. A final map must be approved and recorded before the City issues a certificate of occupancy.
9. All enclosed garage spaces must be used for off-street parking only. There cannot be any personal storage or conversion of this space that would prevent the parking of vehicles in the enclosed garage.

**BUILDING:**

1. The second sheet of the building plans must list all City of Monterey Park conditions of approval.
2. A building permit does not permit excavations to encroach into adjacent properties. Requirements for protection of adjacent properties are defined in the California Civil Code §832.
3. The site plan must indicate the proposed path of building sewer, size of sewer line, location of cleanouts, and the invert elevation of the lateral at the property line.
4. A soils and geology report is required as part of plan check submittal.
5. Before the City issues a building permit, the applicant must obtain a permit from CAL-OSHA to construct the project.
6. The applicant must submit a compaction report for demolition of previous buildings to the Monterey Park Public Works Department for approval before the City allows the applicant to excavate new foundations.

**ENGINEERING:**

7. Pursuant to the Los Angeles County Municipal "National Pollutant Discharge Elimination System (NPDES) Permit," under which the City of Monterey Park is a permittee, this project involves the distribution of soils by grading, clearing and/or excavation. The applicant/property owner is required to obtain a "General Construction Activity Storm Water" Permit, and the City of Monterey Park will condition a grading permit on evidence of compliance with this permit and its requirements. Compliance information is available in the office of the City Engineer. The project will require the preparation of a Low Impact Development (LID) Plan. The LID Plan must be reviewed and approved by the City's storm water consultant prior to issuance of permits. Upon approval of the NPDES document by the City, the applicant/property owner must submit an electronic

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copy of the approved NPDES file, including site drawings, before the City issues a building or grading permit.

8. The applicant must record the final map after the City approves the final map in accordance with the MPMC and accepts any applicable bonds or agreements. A refundable \$187 cash deposit must be submitted to guarantee that developer will provide the City with one transparent 4 mil thick mylar tracing; one electronic file of approved final map tracings transferable to City's AutoCAD and GIS systems; and two copies of the recorded final map which must be filed with the City Engineer within three months of recordation. If a recorded copy is not submitted by the end of the three-month time period, developer will forfeit the \$187 cash deposit.
9. The applicant/property owner must provide written proof that there are no liens against the subdivision for unpaid taxes or special assessments and submit Los Angeles County tax bill, tax payment receipt, and copy of cancelled check before filing a Final Map with the City for approval.
10. Applicant agrees to pay City any development impact fees ("DIFs") that may be applicable to the Project. Applicant takes notice pursuant to Government Code § 66020(d) that City is imposing the DIFs upon the Project in accordance with the Mitigation Fee Act (Government Code § 66000, *et seq.*). Applicant is informed that it may protest DIFs in accordance with Government Code § 66020.
11. All improvement plans, including grading and public improvement plans must be based upon City approved criteria. Benchmark references to be obtained from the Engineering Division.
12. The City does not have the authority to grant permission to enter or place material or building any structures on or over Metropolitan Water District's easement. Therefore, the applicant must obtain MWD's written approval of the Site Improvement Plan, Grading and Drainage Plan, Hydrology and Hydraulic Report, "build-over" agreement, right-of-way, etc, as applicable. The applicant/owner must also provide written proof/correspondence from the MWD that they agree with the dedication and the layout of the 20-foot access easement.
13. A water plan must be submitted for review and approval by the City Engineer. This plan must substantiate adequate water service for domestic flow, fire flow and identify backflow prevention. This plan must be completed prior to the approval of the grading and drainage plan. If current fire flow and pressure tests are not available to substantiate adequate pressure and flow to serve the development, the developer will be responsible for conducting the appropriate tests and submitting copies of the test results for review and ultimate approval by the City.

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14. Water Division requirements are to be determined upon completion and submittal of a water meter sizing sheet by the applicant. This may include up sizing of water meter and water services. All upgrading costs are the responsibility of the property owner and must be completed prior to approval of the grading and drainage plans.
15. The applicant must provide survey monuments denoting the new property boundaries and lot lines to the satisfaction of the City Engineer. All maps must be prepared from a field survey. Compiled maps are not permitted. Whenever possible, lot lines must be located to coincide with the top of all man-made slopes. Any deviation from this requirement must be approved by the City Engineer.
16. The applicant must provide a site drainage plan for review and approval by the City Engineer. The property drainage must be designed so that the property drains to the public street or in a manner otherwise acceptable to the City Engineer. Drainage from contiguous properties must not be blocked and must be accommodated to the satisfaction of the City Engineer. A hydrology and hydraulic study of the site may be required for submittal to the City Engineer for review and approval.
17. All storm drainage facilities serving the development must accommodate a 50-year storm. If existing storm drain facilities are inadequate they must be enlarged as necessary. All storm drain facilities must be designed and constructed to Los Angeles County Department of Public Works standards and specifications and also the satisfaction of the City Engineer before approving grading and drainage plans.
18. For any future subdivision and/or development, the developer must prepare a Street Lighting/Photometric Plan for the proposed development. The Street Lighting Plan must include lighting on South Orange Avenue and Pepper Street adjacent to the development frontage. Design plans and standards must comply with the Los Angeles County Department of Public Works and Southern California Edison standards. The developer must be responsible for the construction and installation costs of said improvements and any incidental work thereof and must be approved by the City Engineer.
19. Provide a street improvement plan for South Orange Avenue and Pepper Street up to the street centerline. The street improvement must consist of pavement grinding and rubberized asphalt overlay and may require localized pavement repairs depending on the conditions of the streets. Construct new curb and gutter, main entry driveway, and 5-foot-wide sidewalk. The improvements must be along the entire property frontages on South Orange Avenue and Pepper Street as approved by the City Engineer.
20. Landscaping and irrigation plans must be prepared and all parkway tree types must be reviewed and approval by the City Parks Department.

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21. All public works improvements must comply with the standards and specifications of the City and to the satisfaction of the City Engineer. All public works improvements must be completed and accepted by the City or a public works improvement guarantee and agreement posted before final map approved by the City Council.
22. All electric, telephone and cable TV utility services must be installed fully underground and to required City standards. Satisfactory provisions for all other utilities and service connections, including water, sewer and gas, must be made to City and public utility standards. A utility plan must be prepared and submitted showing all existing and proposed utilities prior to approval of the Grading and Drainage Plans. The utilities may be shown on either a separate plan or on the proposed site plan.
23. Construct wheelchair ramp(s) in the curb return at the street intersection.
24. All buildings must have roof gutters and all roof drainage must be constructed to the streets or an approved drainage facility in a manner approved by the City Engineer prior to the drainage plans.
25. The grading and drainage plan must be submitted by the first plan check and must incorporate all pertinent site development comments from the City's geological and geotechnical consultants and must also include the approved geological and geotechnical report submitted by the developer's consultant. The geotechnical report approval must be obtained prior to the issuance of the grading permit.
26. The tentative map must be in accordance with the adopted conditions of approval for the tentative map and the specific criteria noted by the City Engineer. Verify and submit the correct drainage pattern of adjacent properties.

**FIRE:**

27. All conditions identified by the Fire Department are subject to the review and approval of the Fire Chief for determination of applicability and extent to which any condition may be required.
28. All structures must be fully sprinkler per the National Fire Protection Association (NFPA) 13D and local amendments.
29. Fire flow for entire project is 1,500 gpm at 20 psi for 2 hour duration. Verification of water supply available must be provided by the water purveyor upon building plan submittal. A reduction in the required fire flow up to 50 percent is allowed by a written request to the Monterey Park Fire Department ("MPFD") per California Fire Code (CFC) Appendix B/C.
30. A written request must be made to the MPFD for fire lane grade greater than 10 percent per CFC D103.2.

**PLANNING COMMISSION  
RESOLUTION NO.**

31. Fire hydrants must be provided to ensure all points of all structures are within 600 feet of a hydrant. Hydrants must be in place and operational before construction commencing per CFC 507.5.1.
32. All curbs must be painted red to indicate no parking allowed per CFC Appendix D103.6.1.
33. Address numbers must be provided on the street curb. Numerals must be 4 inches in height, two and one-half inches in width with a stroke width of approximately  $\frac{3}{4}$  inches. The house number must be centered on a 6-inch by 16-inch rectangular background per MPMC § 13.17.050.

**POLICE:**

10. Adequate exterior lighting must be provided so that the units are visible from the street during the hours of darkness.
11. The shrubbery on the property must be installed and maintained in such condition to permit good visibility of the units from the streets. Any shrubbery surrounding the complex and in the courtyard areas must be planted and maintained where the height of the greenery would not easily conceal persons.
12. Address number must be illuminated during hours of darkness and positioned as to be readily readable from the street.

By signing this document, Paul Cheung, certifies that the Applicant read, understood, and agrees to the Project Conditions listed in this document.

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Paul Cheung, Applicant

# ATTACHMENT 2

## Tentative Map No. 71473



# ATTACHMENT 3

The Metropolitan Water District of Southern California  
Letter dated September 29, 2017



THE METROPOLITAN WATER DISTRICT  
OF SOUTHERN CALIFORNIA

Office of the General Manager

MWD Middle Feeder  
Sta. 7+00 to 10+50  
Substr. Job No. 2006-10-011

September 29, 2017

Mr. William Shen  
Trans American Engineering  
5341 La Madera Avenue  
El Monte, CA 91732

Dear Mr. Shen:

Tentative Parcel Map 71473

Thank you for your letter dated August 24, 2017, submitting a print of the updated Tentative Parcel Map 71473 (Sheet 2) for the proposed residential development project located at the southeast corner of Orange Avenue and Pepper Street, in the city of Monterey Park. Subsequently, we received your email dated September 15, 2017, submitting boring logs and lab test results.

We have reviewed the tentative parcel map and geotechnical documents, and our comments and requirements are as follows:

1. Metropolitan's 72-inch-inside-diameter prestressed concrete Middle Feeder pipeline, 40-foot-wide permanent easement right-of-way, and manhole structure (our Station 9+57), as shown on your plan, appear to be in general agreement with our records.
2. The concept and location of the proposed retaining walls located outside the limits of our easement are acceptable to Metropolitan. Please submit structural calculations for the retaining walls to Metropolitan for our review and approval, when available.
3. The 6-inch PVC storm drain pipe crossing over our pipeline with secondary containment consisting of a continuous steel sleeve or HDPE pipe with fusion welded joints (Note No.

10) is acceptable, provided a minimum of 1 foot of vertical clearance be maintained between the pipelines.

4. The redesign of the proposed driveway and the inclusion of the removable bollards is acceptable to Metropolitan.
5. We find no conflicts with the proposed minor grading and pavement within our easement.
6. Procedures and specifications of construction equipment to be used for the removal and placement of soil in proximity to our pipeline must be submitted for our review and written approval a minimum of 30 days prior to starting work in the vicinity of Metropolitan's pipeline. If any over excavation is proposed within the limits of our right-of-way, please submit details for our review and acceptance.

Vibratory compaction equipment may not be used in vibratory mode within 25 feet of the centerline of the pipeline, as stated on the plan.

During construction, in the subject reach, when the total cover over the pipe is between 4 feet and 21 feet, and when the ground is maintained in a smooth condition with a uniform slope for 3 vehicle lengths on each side of the pipeline, vehicles imposing loads no greater than those imposed by a CAT 980G with an operating weight of 70-kips may operate over the pipeline.

Vehicles of variable wheel configuration such as ready-mix concrete trucks with liftable or adjustable auxiliary axles shall be operated in their highway legal configuration when they are within 15 feet of the centerline of Metropolitan's pipeline.

Please add the above construction restrictions to your plans.

7. We note that a stipulation for notification of Metropolitan has been added to the plan. Please revise Metropolitan's contact person to Kevin Johansen of our Water Systems Operations Group, telephone 562-713-0348.

In addition to above review and comments on parcel map (Sheet2), we have previously reviewed the grading and drainage plans, erosion control plan, utility plan, hydraulic and hydrology calculations, geotechnical engineering investigation report (prepared by Trans American Engineering on May 8, 2011) and addendum no. 3 to geotechnical report (prepared by Cal Land Engineering on July 14, 2011) for the above project. A copy of our approval letters dated May 11, June 29 and August 1, 2011 are attached. If there is any design changes to the proposed development since our previous reviews, Metropolitan requires that revised plans and reports be submitted for our final review and approval.

Mr. William Shen  
Page 3  
September 29, 2017

We are returning a print of the Tentative Parcel Map 71473, stamped "REVIEWED — CORRECTIONS NOTED — NO RESUBMITTAL REQUIRED."

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number shown in the upper right-hand corner of this letter. Should you require any additional information, please contact Shoreh Zareh at (213) 217-6534.

Very truly yours,

A handwritten signature in blue ink, appearing to read "K. Callanan", written in a cursive style.

Kieran M. Callanan, P.E.  
Manager, Substructures Team

SZ/dl  
DOC#: 2006-10-011d

Enclosures (4)